

TEXAS TRANSPORTATION COMMISSION

HARRIS County

MINUTE ORDER

Page 1 of 1

HOUSTON District

In FORT BEND COUNTY AND HARRIS COUNTY, on Interstate Highway 10 (I-10), a designated controlled-access highway, the State of Texas acquired certain land for highway purposes pursuant to the Judgment of Court in Absence of Objection recorded in Volume 148591, Page 245, of the Official Public Records of Fort Bend County, Texas, with denial of access to the abutting remainder property as described in the judgment.

Katy Village Investment, LP, the current owner of the abutting property, has requested designated access to and from the I-10 westbound frontage road for proposed access at one location along the property line at a new access point described in Exhibit A.

Transportation Code, §201.103, empowers the Texas Transportation Commission (commission) to plan and make policies for the location, construction, and maintenance of a comprehensive system of state highways and public roads.

Transportation Code, §203.002 authorizes the commission to layout, construct, maintain, and operate a modern state highway system, with an emphasis on the construction of controlled-access highways.

Transportation Code, §203.031 authorizes the commission to designate locations on a controlled-access highway at which access to or from the highway is permitted and determine the type and extent of access permitted at each location.

NOW, THEREFORE, the commission finds that the new access point will not compromise the mobility, safety or operation of the existing state highway facility, and designates the new access point described in Exhibit A as a location where ingress and egress are permitted to and from the I-10 westbound frontage road.

IT IS FURTHER ORDERED by the commission that the executive director or his designee is hereby authorized to execute any necessary documents containing terms consistent with the provisions of this order.

Submitted and reviewed by:

Recommended by:

DocuSigned by:

Mansabul Z. Ramthun

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Director, Design Division

DocuSigned by:

Madhavi Williams

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Executive Director

116092 August 31, 2021

Minute
NumberDate
Passed

Exhibit A

County: Harris
Highway: I.H. 10
Limits: Fort Bend County Line to East of Peek Road
ROW CSJ Number: 0271-06-100

PROPERTY DESCRIPTION FOR TRACT 58 AC

Being an "Access Line" delineating a permitting of access to the transportation facility and being part of Unrestricted Reserve "E" of Village at Katy, a subdivision recorded in Film Code Number 686338 of the Harris County Map Records and recorded in Plat No. 20180225 of the Plat Records of Fort Bend County (P.R.F.B.C.) and conveyed to Katy Village Investment, L.P. in Clerk's File No. 2018035875 of the Official Public Records of Fort Bend County situated in the John McKnight Survey, A-1451, in Fort Bend County, Texas. Said "Access Line" being more fully described as follows:

COMMENCING at a 3/4-inch iron pipe for the east corner of said Unrestricted Reserve "E" and being on the existing northwest Right-of-Way (R.O.W.) line and on an "Access Denial Line" of Interstate Highway 10 (variable width) recorded in Volume 459, Page 245 of the Fort Bend County Deed Records;

THENCE, S 40° 55' 37" W (called South 40 degrees 57 minutes 07 seconds West), along the southeast line of said Unrestricted Reserve "E", said existing northwest R.O.W. line and said "Access Denial Line", a distance of 152.04 to a TxDOT aluminum cap stamped "ADL" set for the end of said "Access Denial Line" at Baseline Station 756+14.75, 171.08 feet left and being the **POINT OF BEGINNING OF THE ACCESS LINE**;

1. Thence, S 40° 55' 37" West, a distance of 80.00, continuing with said existing northwest R.O.W. line and said "Access Line" and the southeast line of said Unrestricted Reserve "E" to a TxDOT aluminum disk stamped "ADL" set for the beginning of an "Access Denial Line" at Baseline Station 755+34.75, 171.05 feet left and being the **POINT OF TERMINUS OF THE ACCESS LINE**, from which a TxDOT concrete monument found at the beginning of a curve to the right bears S 40° 55' 37" W, a distance of 536.69 feet;

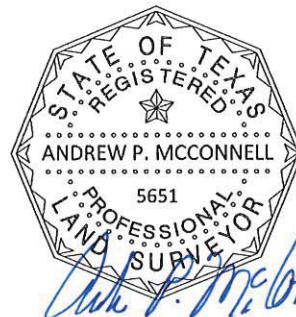
A plat of even date was prepared in conjunction with this property description.

EXHIBIT A

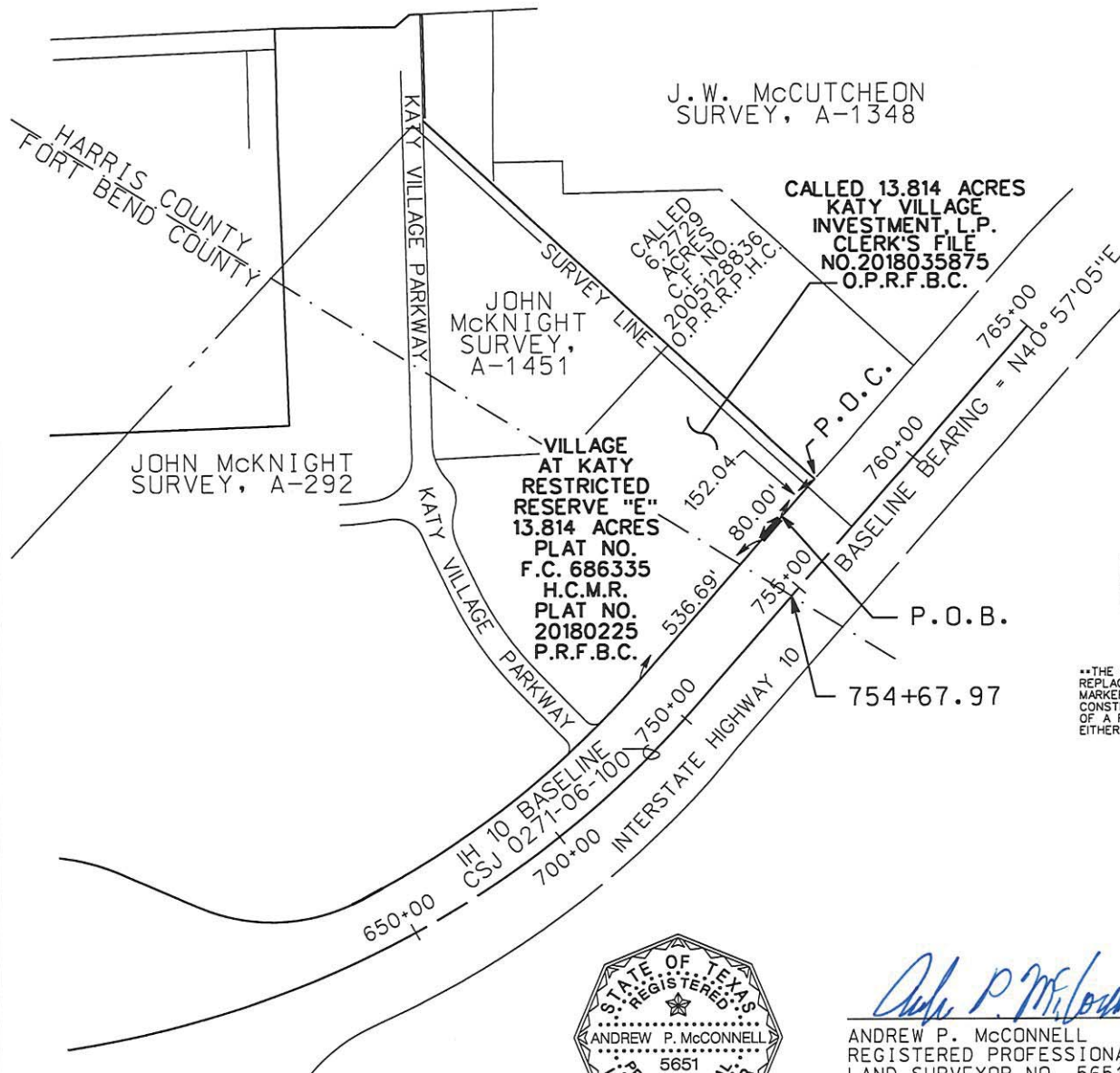
All bearings are based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 (NAD 83) 2011 adjustment, all distances are surface and may be converted to grid by dividing by the a combined adjustment factor of 1.00013.

Access is prohibited across the Access Denial Line to the highway facility from the abutting remainder property.

Andrew P. McConnell
Registered Professional Land Surveyor
Texas Registration Number 5651
Costello, Inc.
2107 City West Blvd. Third Floor
Houston, Tx. 77052
713-783-7788
TBPE Registration No. 280
TBPLS REGISTRATION No. 100486



6-23-21



J.W. McCUTCHEON
SURVEY, A-1348

CALLED 13.814 ACRES
KATY VILLAGE
INVESTMENT, L.P.
CLERK'S FILE
NO. 2018035875
O.P.R.F.B.C.

JOHN
McKNIGHT
SURVEY,
A-1451

JOHN McKNIGHT
SURVEY, A-292

VILLAGE
AT KATY
RESTRICTED
RESERVE "E"
13.814 ACRES
PLAT NO.
F.C. 686335
H.C.M.R.
PLAT NO.
20180225
P.R.F.B.C.

NOTES:

1. H.C.M.R. DENOTES HARRIS COUNTY MAP RECORDS
O.P.R.P.H.C. DENOTES OFFICIAL PUBLIC RECORDS
OF REAL PROPERTY HARRIS COUNTY.
2. (N00° 00' 00" E-100.00) INDICATES
RECORD CALLS.
3. ALL BEARINGS AND COORDINATES ARE BASED ON
THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL
ZONE, NAD83, 1993 ADJ. ALL DISTANCES AND
COORDINATES SHOWN ARE SURFACE AND MAY BE
CONVERTED TO GRID BY DIVIDING BY A COMBINED
ADJUSTMENT FACTOR OF 1.00013.
4. ACCESS IS PROHIBITED ACROSS THE ACCESS
DENIAL LINE TO THE HIGHWAY FACILITY FROM THE
ABUTTING REMAINDER PROPERTY.
5. THIS PARCEL PLAT WAS PREPARED IN CONJUNCTION
WITH A PROPERTY DESCRIPTION OF EVEN DATE.
6. FIELDWORK WAS COMPLETED MAY 5, 2021.

EXISTING	TAKING	REMAINDER
13.814 AC.	N/A	13.814 AC.

LEGEND

P.O.B.
P.O.C.

POINT OF BEGINNING
POINT OF COMMENCING

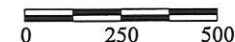
LEGEND

- EXISTING R.O.W. MONUMENT
- ⊙ PROPERTY CORNER
- PROPOSED R.O.W. MARKER
(SET 5/8" I.R. WITH TXDOT ALUM. CAP)

**THE MONUMENT DESCRIBED AND SET MAY BE
REPLACED WITH A TXDOT TYPE II RIGHT-OF-WAY
MARKER UPON COMPLETION OF THE HIGHWAY
CONSTRUCTION PROJECT UNDER THE SUPERVISION
OF A REGISTERED PROFESSIONAL LAND SURVEYOR,
EITHER EMPLOYED OR RETAINED BY TXDOT.



1" = 500'



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PLAT SHOWING
TRACT 58 AC

INTERSTATE HIGHWAY 10
HARRIS COUNTY, TEXAS
JUNE 2021
ROW C.S.J. NO. 0271-06-100
SCALE: 1" = 500'



Andrew P. McConnell 6-23-21
ANDREW P. McCONNELL
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5651
COSTELLO, INC.
TBPE FIRM REG. No. 280
TBPLS FIRM REG. No. 100486

REVISED 6-23-21 TO CHANGE TRACT NAME AND LIMITS

VILLAGE AT KATY
RESTRICTED RESERVE "E"
13.814 ACRES
FILM CODE NO.
686335 H.C.M.R.
RECORDED SEPTEMBER 14, 2018
PLAT NO. 20180225 P.R.F.B.C.

CALLED 13.814 ACRES
KATY VILLAGE INVESTMENTS
C.F. NO. 2018035875
EXECUTED APRIL 4, 2018
O.P.R.F.B.C.

N 40° 55' 37" W 768.73'
(CALLED S 40° 57' 07" W)

536.69'

755+34.75
171.05' LT

80.00'

P.O.B.
756+14.75
171.08' LT

152.04'

EXISTING R.O.W. LINE
AND
EXISTING ACCESS
DENIAL LINE

P.O.C.
757+66.78
171.14 LT.
FOUND 3/4" IP

JOHN McKNIGHT
SURVEY A-1451

J.W. McCUTCHEON
SURVEY. A-1348

ABBREVIATIONS:

- | | |
|--------------------|--|
| 1. H.C.M.R.- | HARRIS COUNTY MAP RECORDS |
| 2. H.C.D.R.- | HARRIS COUNTY DEED RECORDS |
| 3. O.P.R.R.P.H.C.- | OFFICIAL PUBLIC RECORDS OF REAL PROPERTY HARRIS COUNTY |
| 4. R.O.W.- | RIGHT-OF-WAY |
| 5. P.O.B.- | POINT OF BEGINNING |
| 6. P.O.C.- | POINT OF COMMENCEMENT |
| 7. TXDOT MON- | TEXAS DEPARTMENT OF TRANSPORTATION 5/8" IRON ROD WITH ALUMINUM CAP |
| 8. P.R.F.B.C. | PLAT RECORDS OF FORT BEND COUNTY |
| 9. O.P.R.F.B.C. | OFFICIAL PULBIC RECORD OF FORT BEND COUNTY |

JOHN
McKNIGHT
SURVEY
A-292

HARRIS COUNTY
FORT BEND COUNTY

755+00

756+00

757+00

758+00

754+67.97

BASELINE BEARING = S 40° 57' 05" W
IH 10 BASELINE ROW CSJ 0271-06-100

--- ACCESS DENIAL LINE

--- PROPERTY LINE

--- ACCESS LINE

--- COUNTY LINE

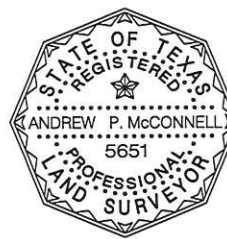


SET 5/8" IRON ROD WITH
TXDOT ALUMINUM CAP STAMPED
"ADL"



FOUND MONUMENT (AS INDICATED)

Andrew P. McConnell 6-23-21
ANDREW P. McCONNELL
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5651
COSTELLO, INC.
TBPE FIRM REG. No. 280
TBPLS FIRM REG. NO. 100486



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1" = 50'
0 25 50

PLAT SHOWING
TRACT 58 AC

INTERSTATE HIGHWAY 10
HARRIS COUNTY, TEXAS
JUNE 2021
ROW C.S.J. NO.
0271-06-100
SCALE: 1" = 50'

REVISED 6-23-21 TO CHANGE TRACT NAME AND LIMITS